



Connells

King Georges Close
Hitchin



Property Description

This lovely maisonette is offered to the market via Modern Method of Auction to CASH BUYERS ONLY as the property only has 45 years remaining on the lease. Situated on the first floor, this property briefly comprises entrance hall/landing, lounge, modern kitchen, two well proportioned bedrooms with built-in storage and a family shower room. The property benefits further from a garage, driveway and garden and is conveniently located within walking distance of Hitchin town centre, local amenities and King George playing fields.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Door to front and stairs leading to first floor.

First Floor

Lounge

16' x 12' 4" (4.88m x 3.76m)

Double glazed bay window to front aspect, TV and telephone points, wood flooring and radiator.

Kitchen

10' 1" x 8' (3.07m x 2.44m)

Fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with splashback, electric oven, hob with cooker hood over, breakfast bar, sink and drainer, space for washing machine and fridge/freezer.

Landing

Double glazed window to side aspect.

Bedroom One

13' 1" plus recess x 10' 1" (3.99m plus recess x 3.07m)

Double glazed window to rear aspect and built-in wardrobe.

Bedroom Two

10' 2" x 7' 4" (3.10m x 2.24m)

Double glazed window to rear aspect and built-in wardrobe.

Bathroom

Fully tiled bathroom with double glazed window to side aspect, wash hand basin, walk-in shower cubicle and WC.

Loft Space

Housing boiler.

Outside

Rear Garden

Separate garden to side of property with lawn, patio area and hedges/shrubs to side.

Garage

Garage and off-street parking. Space for double garage STPP.

Agent's Remarks

Please note this property has a short lease with 49 years remaining.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308091

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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